

Department of Housing and Community Development

2007 California Building Code Development and Adoption Project

Stakeholder Comment Form

Use the TAB key to move from question to question. The form will accept input in the shaded areas only.

- Shaded boxes can be filled by clicking the mouse button or hitting the space bar.
- Shaded text areas (indicated by >) will accept any amount of text and graphic material, in the full MS Word editing environment. To move from a text input area, use your mouse.

When finished:

- Save this file to your computer for your records.
- Send to HCD by email or fax.
- Submit any additional supporting information or documentation by email or fax with this form.

Submit to the email or fax number at the end of this form. Please be sure to include a cover sheet identifying the purpose of your fax and send Attn: 07Code Project.

Section 1 Stakeholder Recommends	<p>Please select one of the following choices and explain in section 2</p> <p><input type="checkbox"/> New Amendment – Your proposed language must be in underline format. Enter your proposed language below.</p> <p><input type="checkbox"/> Retain Amendment unchanged</p> <p><input type="checkbox"/> Retain Amendments with changes – Your proposed language must be in strikeout and underline format. Enter your proposed language below.</p> <p><input type="checkbox"/> Repeal</p> <p><input type="checkbox"/> No Recommendation</p> <p>Please select all of the appropriate that may apply and enter the Section number.</p> <p><input type="checkbox"/> Proposed NEW Section: _____</p> <p><input checked="" type="checkbox"/> IBC Section to be amended or deleted: _____</p> <p><input checked="" type="checkbox"/> Existing CBC Section: _____</p>
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> Proposed new or revised language
See attached

Section 2
Nine Point
Criteria

Please answer each of the following regarding the amendment, based on the California Building Standards Law Nine Point Criteria:
For information on the Nine Point Criteria, go to the Stakeholder Instructions and Guidelines.
NOTE: Points 2, 8 and 9 are not listed as they are HCD administrative functions.

Point 1

It conflicts, overlaps or duplicates the IBC or its referenced standards

☐ Yes ☒ No ☐ No Position

Explain your YES answer below:

> Point 1 Commentary

Point 3

It is required by the public interest (health, safety or welfare)

☒ Yes ☐ No ☐ No Position

Explain your answer below:

> Point 3 Commentary

Point 4

It is fair, and is not arbitrary or capricious

☒ Yes ☐ No ☐ No Position

Explain your NO answer below:

> Point 4 Commentary

Point 5

It shows a favorable ratio of cost to benefit

☐ Yes ☐ No ☒ No Position

Explain your answer below:

> Point 5 Commentary

Point 6

It is clear and objective

☒ Yes ☐ No ☐ No Position

Explain your answer below:

> Point 6 Commentary

Point 7

It fills a need due to inadequacy of the IBC or its referenced standards:

▪ Scope of IBC or referenced standard ☒ Does ☐ Does not ☐ No Position
address specific aspects for construction within HCD's jurisdiction

• IBC model code or referenced standard ☒ Does ☐ Does not ☐ No Position
fulfill statutory performance objectives for buildings within HCD's jurisdiction

Explain your answers below:

> Point 7 Commentary

Section 3
Rational and
Justification

Please provide the rational and justification for any NEW proposed amendment:

(Text area will accept any amount of text or graphic material)

See attached

Section 4
Views
Represent

You must answer the following before submitting your comments.

☐ My responses represent my views as an individual

☒ A consensus of members of an organization I represent

Name

Doug Hensel

Name of organization (please include any acronym)

Department of Housing and Community Development

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Government Code Section 11346(b) An agency that is considering adopting, amending, or repealing a regulation may consult with interested persons before initiating regulatory action pursuant to this article.

Health and Safety Code Section 17921(a) Except as provided in subdivision (b), the department shall propose the adoption, amendment, or repeal of building standards to the California Building Standards Commission pursuant to the provisions of Chapter 4 (commencing with Section 18935) of Part 2.5, and the department shall adopt, amend, and repeal other rules and regulations for the protection of the public health, safety, and general welfare of the occupant and the public governing the erection, construction, enlargement, conversion, alteration, repair, moving, removal, demolition, occupancy, use, height, court, area, sanitation, ventilation and maintenance of all hotels, motels, lodging houses, apartment houses, and dwellings, and buildings and structures accessory thereto. Except as otherwise provided in this part, the department shall enforce those building standards and those other rules and regulations. The other rules and regulations adopted by the department may include a schedule of fees to pay the cost of enforcement by the department under Sections 17952 and 17965.

(b) The State Fire Marshal shall adopt, amend, or repeal and submit building standards for approval pursuant to the provisions of Chapter 4 (commencing with Section 18935) of Part 2.5, and the State Fire Marshal shall adopt, amend, and repeal other rules and regulations for fire and panic safety in all hotels, motels, lodging houses, apartment houses and dwellings, buildings, and structures accessory thereto. These building standards and regulations shall be enforced pursuant to Section 13145 and 13146; however, this section is not intended to require an inspection by a local fire agency of each single-family dwelling prior to its occupancy.

To Contact HCD

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Fax (916) 327-4712

e-mail: 07codeproj@hcd.ca.gov

Web: HCD, Division of Codes and Standards, SHL Home Page:
<http://www.hcd.ca.gov/codes/shl/>

2007 California Building Standards Code Development Project:
<http://www.hcd.ca.gov/codes/shl/07codeadoptproj.html>

Before Comments

~~[For HCD-1] (Section 206-E, 2001 CBC) EFFICIENCY DWELLING UNIT [HCD 1] "Efficiency Dwelling Unit"~~ is a dwelling unit containing only one habitable room ~~and includes an efficiency unit~~ as defined by Health and Safety Code Section 17958.1. See Section 1208.4.

After Comments

~~[For HCD-1] (Section 206-E, 2001 CBC) EFFICIENCY DWELLING UNIT [HCD 1] "Efficiency Dwelling Unit"~~ is a dwelling unit containing only one habitable room and includes an efficiency unit as defined by Health and Safety Code Section 17958.1. See Section 1208.4.

Rationale

Efficiency unit is defined in model code text however, statutory language also contains a provision to allow local modification. Units which meet the model code provisions as well as units those units which meet the locally amended version are both "efficiency dwelling units". It is necessary to retain the text previously proposed to be removed by HCD to provide consistency, and clarify to the user that both the model code definition and a definition modified by a local jurisdiction both fall within this definition. In addition the banners have been modified and relocated to provide consistency with the direction other state agencies are proceeding.

No amendment before comment

TABLE 602
FIRE RESISTANCE RATING REQUIREMENTS FOR EXTERIOR WALLS BASED ON FIRE
SEPARATION DISTANCE^{a, e}

FIRE SEPARATION DISTANCE = X (feet)	TYPE OF CONSTRUCTION	OCCUPANCY GROUP H	OCCUPANCY GROUP F-1, M, S- 1	OCCUPANCY GROUP A, B, E, F-2, I, R ^f , S-2, U ^{b, f}
X < 5 ^c	All	3	2	1
5 ≤ X < 10	IA	3	2	1
	Others	2	1	1
10 ≤ X < 30	IA, IB	2	1	1 ^d
	IIB, VB	1	0	0
	Others	1	1	1 ^d
X ≥ 30	All	0	0	0

For SI: 1 foot = 304.8 mm.

- Load-bearing exterior walls shall also comply with the fire-resistance rating requirements of Table 601.
- For special requirements for Group U occupancies see Section 406.1.2
- See Section 705.1.1 for party walls.
- Open parking garages complying with Section 406 shall not be required to have a fire-resistance rating.
- The fire-resistance rating of an exterior wall is determined based upon the fire separation distance of the exterior wall and the story in which the wall is located.

f. Group R-3 and Group U when used as accessory to Group R-3 shall not be required to have a fire-resistance rating where the fire separation distance is 5 feet or more.

Rationale

HCD is proposing the amendment of this section to incorporate critical elements of the International Residential Code (IRC). During this rulemaking HCD was not able to propose adoption of the IRC as originally planned. The IRC and the International Building Code (IBC) contain different requirements in

some areas as they relate to one- and two- family dwellings. In an effort to ease transition from the IBC to a future adoption of the IRC, HCD is incorporating amendments to coordinate some of the more critical differences into this rulemaking.

The 2006 IRC requires exterior walls with less than a 5 ft fire separation distance to property lines to have a 1 hour fire resistance rating. The 2006 IBC does not differentiate between the different Group R occupancy classification groups and would require 1 hour construction for exterior walls of Group R-3 dwellings with a fire separation distance of 10 ft or less to a property line.

The scope provisions contained in Section 101.2 of the 2006 IBC specify that one- and two- family dwellings and townhouses comply with the provisions of the IRC. This amendment aligns the requirement contained in the IRC with those of the IBC by clarifying that Group R-3 one- and two-family dwellings and townhouses do not need 1 hour rated exterior wall assemblies provided a fire separation distance of more than 5 feet is provided.

Before Comment

1007.6.1 Size. Each area of refuge shall be sized to accommodate ~~one-two~~ wheelchair spaces *that are not less than* of 30 inches by 48 inches (762 mm by 1219 mm) *each. The total number of such 30-inch by 48-inch (762 mm by 1219 mm) spaces per story shall be not less than one for every 200 persons of calculated occupant load served by the area of refuge, for each 200 occupants or portion thereof, based on occupant load of the area of refuge and areas served by the area of refuge.* Such wheelchair spaces shall not reduce the required means egress width. Access to any of the required wheelchair spaces in an area of refuge shall not be obstructed by more than adjoining wheelchair space.

After Comment

1007.6.1 Size. Each area of refuge shall be sized to accommodate ~~one-two~~ wheelchair spaces *that are not less than* of 30 inches by 48 inches (762 mm by 1219 mm) *each. The total number of such 30-inch by 48-inch (762 mm by 1219 mm) spaces per story shall be not less than one for every 200 persons of calculated occupant load served by the area of refuge, for each 200 occupants or portion thereof, based on occupant load of the area of refuge and areas served by the area of refuge.* Such wheelchair spaces shall not reduce the required means egress width. Access to any of the required wheelchair spaces in an area of refuge shall not be obstructed by more than adjoining wheelchair space.

EXCEPTION: *The building official may reduce the minimum number of 30-inch by 48-inch (762 mm by 1219 mm) areas to one for each area for evacuation assistance on floors where the occupant load is less than 200.*

Rationale

The amendment is necessary to correct an error made during our original submittal. Previous versions of the CBC have contained requirements for areas of Evacuation Assistance in Chapters 11A and 11B. The 2006 IBC contains similar provisions in Chapter 10. SFM is proposing to eliminate the requirements in Chapters 11A and 11B. This amendment is necessary to correct an error made during the relocation of the requirements from Chapter 11A to Chapter 10. The original intent was to bring this exception forward and incorporate it into Chapter 10 in the same manner the other requirements had been relocated to Chapter 10, it was inadvertently left out. HCD is proposing to correct this error and is showing the exception as it should have been originally. The proposed amendment does not represent change in its effect from the 2001 Triennial California Building Standards Code.

The exception was previously located in Section 1118A.2.2.

Before Comment

~~1118A.2.4.1~~**1007.6.3.1 Visible and Audible Communication Method.** ~~A method of two-way communication with both visible and audible communication shall be provided between each area of evacuation assistance and the primary entry. [HCD 1/AC] A button complying with Section 1117B.6 in the area of rescue assistance refuge shall activate both a light in the area of rescue assistance refuge indicating that rescue has been requested and a light at the primary entry central control point indicating that rescue is being requested. A button at the primary entry central control point shall activate both a light at the primary entry central control point and a light in the area of rescue assistance refuge indicating that the request has~~

After Comment

~~1118A.2.4.1~~**1007.6.3.1 Visible and Audible Communication Method.** ~~A method of two-way communication with both visible and audible communication shall be provided between each area of evacuation assistance and the primary entry.~~ **[HCD 1/AC]** A button complying with Section 1117B.6 in the area of rescue assistance refuge shall activate both a light in the area of rescue assistance refuge indicating that rescue has been requested and a light at the primary entry central control point indicating that rescue is being requested. A button at the primary entry central control point shall activate both a light at the primary entry central control point and a light in the area of rescue assistance refuge indicating that the request has

Rationale

The amendment is necessary to correlate the Division of the State Architects (DSA) proposed amendment with HCD's. DSA and the SFM have worked on a coordinated adoption of this section, with this proposal HCD will be revising proposed language to match that proposed by the other two agencies. In addition audible warning devices are covered in 107.6.3.

Before Comment

1607.7 Loads on Handrails, Guards, Grab Bars and Vehicle Barriers. Handrails, guards, grab bars as designed in ICC A117.4 shall comply with Chapter 11A or Chapter 11B as applicable and vehicle barriers shall be designed and constructed to the structural loading conditions set forth in this section.

After Comment

1607.7 Loads on Handrails, Guards, Grab Bars, Showers Seats, Dressing Room Bench Seats and Vehicle Barriers. Handrails, guards, grab bars as designed in ICC A117.4 shall comply with Chapter 11A or Chapter 11B as applicable and vehicle barriers shall be designed and constructed to the structural loading conditions set forth in this section.

Rationale

The amendment is necessary to correlate the Division of the State Architects (DSA) proposed amendment with HCD's. DSA and the SFM have worked on a coordinated adoption of this section, with this proposal HCD will be revising proposed language to match that proposed by the other two agencies.

Before Comment

1607.7.2 Grab Bars, Shower Seats and Dressing Room Bench Seats. Grab bars, shower seats and dressing room bench seat systems shall be designed to resist a single concentrated load of 250 pounds (1.11 kN) applied in any direction at any point. For applications listed in Section 108.2.1.2 regulated by the Department of Housing and Community Development, see Chapter 11A, Section 1127A.4. For applications listed in Section 109.1 regulated by the Division of the State Architect/Access Compliance, see Chapter 11A, Section 1127A.4 and Chapter 11B, Section 1115B.7.2 for grab bars.

After Comment

1607.7.2 Grab Bars, Shower Seats and Dressing Room Bench Seats. Grab bars, shower seats and dressing room bench seat systems shall be designed to resist a single concentrated load of 250 pounds (1.11 kN) applied in any direction at any point. For applications listed in Section 108.2.1.2 regulated by the Department of Housing and Community Development, see [HCD 1/AC] See Chapter 11A, Section 1127A.4. For applications listed in Section 109.1 regulated by the Division of the State Architect/Access Compliance, see Chapter 11A, Section 1127A.4 and Chapter 11B, Sections 110B.1.7 and 1115B.8.3 1115B.7.2 for grab bars, shower seats, and dressing room bench seats, as applicable.

Rationale

The amendment is necessary to correlate the Division of the State Architects (DSA) proposed amendment with HCD's. DSA and the SFM have worked on a coordinated adoption of this section, with this proposal HCD will be revising proposed language to match that proposed by the other two agencies.

Before Comment

Language in various sections could be better coordinated with DSA and SFM. Banners are not included in the express terms.

After Comment

Language will be coordinated between DSA, SFM and HCD and banners will be inserted.

Rationale

The amendment is necessary to correlate the Division of the State Architects (DSA) proposed amendment with HCD's. DSA and the SFM have worked on a coordinated adoption of this rulemaking, with this proposal HCD will be revising proposed language to match that proposed by the other two agencies. These revisions will be editorial and non-substantive.